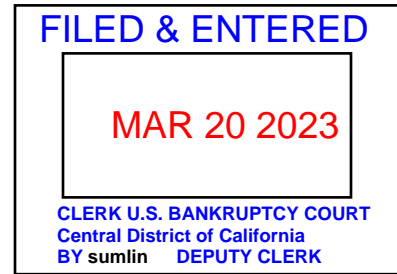


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Fortis est veritas

CHANGES MADE BY COURT

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

In re
SILVA AGASYAN, an individual,

Debtor.

SSN XXX-XX-4548

Case No. 2:22-bk-16660-NB
Chapter 7

**ORDER GRANTING TRUSTEE'S
MOTION TO SELL REAL PROPERTY
FREE AND CLEAR OF LIENS,
ENCUMBRANCES AND INTERESTS [11
U.S.C. § 363(f)]**

Date: March 7, 2023
Time: 11:00 a.m.
Place: U.S. Courthouse
Courtroom 1545
255 E. Temple St.
Los Angeles, CA 90012

**IN SAID DISTRICT, AT LOS ANGELES, CALIFORNIA, ON THE DATE ASCRIBED
BELOW:**

The motion filed on February 14, 2023 as document # 51 (the "Motion") by John J. Menchaca, the duly appointed and acting chapter 7 trustee (the "Trustee" or "Seller") of the bankruptcy estate (the "Estate") of the above-captioned debtor Silva Agasyan, an individual (the "Debtor"), in Case No. 2:22-bk-16660-NB (the "Bankruptcy Case"), came on for regular hearing at the time, date and courtroom stated above (the "Sale Hearing"). Appearances were as stated on the record. Any opposition to the Motion was overruled at the Sale Hearing. A copy of the Court's tentative ruling on the Motion is attached hereto and incorporated herein as **Exhibit 1**.

1 The Court has considered: (i) the Motion; (ii) the proceedings which occurred at the Sale
2 Hearing; ~~and~~ (iii) the arguments, representations and statements of counsel and the
3 recommendation of the Trustee; and (iv) the supplemental papers/declarations (dkt. 78, 79), and
4 with good cause shown, the Court hereby finds as a matter of fact, and concludes as a matter of
5 law, that:

6 1. This Court has jurisdiction pursuant to 28 U.S.C. §§ 157 and 1334 to consider and
7 approve the sale (the “Sale”) of that single family residence commonly known as 3506 Haven Way,
8 Burbank CA 91504 bearing Los Angeles County Assessor’s Parcel Number Real 2471-048-011 in
9 the City of Burbank, County of Los Angeles, State of California, described as follows:

10 LOT 56 OF TRACT NO. 36059, IN THE CITY OF BURBANK, COUNTY OF
11 LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
12 BOOK 1018, PAGES 64 THROUGH 71 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

13 together with any fixtures, improvements or personal property found thereon (collectively, the
14 “Purchased Assets” or “Property”). The Sale of the Purchased Assets is on an “as is, where is”
15 basis, without any warranties either express or implied, free and clear of liens, interests and
16 encumbrances.

17 2. The consideration of the Motion and the entry of this Order in furtherance and
18 approval thereof constitute "core proceedings" within the meaning of 28 U.S.C. § 157(b)(2)(N) and
19 (O).

20 3. Proper, timely, adequate, and sufficient notice of the Motion, the Sale and the Sale
21 Hearing has been provided in accordance with 11 U.S.C. § (“Section”) 363 of the Bankruptcy Code
22 and Bankruptcy Rules 2002 and 6004; such notice was good and sufficient; and no other or further
23 notice of the Motion or the Sale Hearing is required. As set forth in the declarations of service filed
24 with this Court in connection with the Motion, notice of the hearing on the approval of the Motion
25 (the “Notice”) and a complete copy of the Motion, and all supporting declarations and pleadings
26 filed by the Trustee in connection with the Motion, were duly served on (a) the Debtor and the
27 Debtor’s counsel, (b) all creditors and interested parties, (c) each entity known to the Trustee to
28

1 assert a lien, encumbrance or other interest in, or claim to, the Purchased Assets affected by this
2 Order, and (d) the Office of the United States Trustee, all in accordance with Fed. R. Bankr. P.
3 2002(a)(2), 2002(c)(1), 2002(k) and 6004(a).

4 4. A voluntary chapter 7 bankruptcy petition was filed by the Debtor on December 6,
5 2022 and Menchaca was subsequently appointed as Trustee. Prepetition the Property was the
6 subject of that certain purchase and sale agreement (the "Agreement" or the "Offer") for a selling
7 price of \$2,650,000 (the "Gross Sale Proceeds" or "Purchase Price"), with the Debtor as the seller
8 and Mourad Aziz and Maha Maksemous as buyer (collectively, "Aziz" or "Buyer"), designated as
9 escrow no. 110-183151-NG (the "Escrow") with Glen Oaks Escrow, 6100 San Fernando Road,
10 Glendale CA 91201 ("Glen Oaks Escrow"). The brokers of record for the Agreement were
11 California Prime Realty (the "CPR") for Aziz and Rockwell Properties ("Rockwell") for the
12 Debtor. The Trustee is not assuming the Agreement.

13 5. A reasonable opportunity to object or be heard with respect to the Motion and the
14 relief requested therein has been afforded to all interested persons and entities, including without
15 limitation to the Debtor.

16 6. Aziz has tendered a bid deposit of \$79,500.00 and submitted further funds of
17 \$2,571,679.21 into the Escrow which exceed the Purchase Price. As such the Offer from Aziz is an
18 all cash offer.

19 7. The Trustee engaged in fair and reasonable marketing, advertising and other sale
20 efforts and procedures in connection with the sale of the Purchased Assets, which efforts and
21 procedures enable the Estate to obtain a fair and reasonable price for the Purchased Assets under
22 the circumstances of this case. In connection with the proposed sale, the Trustee complied with all
23 sale procedures established or required by the Court.

24 8. There were no overbidders at the Sale Hearing to overbid for the Purchased Assets.
25 As such, the highest and best offer for the Purchased Assets was the one received from the Buyer
26 for a price of \$2,650,000.00, on an "as is, where is" basis, without any warranties either express or
27 implied, free and clear of liens, interests and encumbrances.

28

1 9. Pursuant to an order of the Court entered on February 9, 2023 (dk. 49, the “2/9/23
2 Order”), through Escrow a 3% brokerage fee of the Gross Sales Proceeds shall be paid to Rockwell
3 and a 3% brokerage fee of the Gross Sales Proceeds shall be paid to CPR (collectively, the
4 “Brokerage Commissions”).

5 10. An estimated closing statement for the Sale, as prepared by the Escrow, is attached
6 hereto and incorporated herein as **Exhibit 2** (the “Seller’s Estimated Closing Statement”). By the
7 Motion and the Sale through the Escrow, the Trustee proposes to pay the (i) Brokerage
8 Commissions, (ii) the first and second deeds of trust of record, (iii) property taxes, (iv) tax liens, (v)
9 applicable per diems, pro-rations, additional interest, transfer taxes or fees, recording fees, title
10 insurance premiums, closing costs, half of the cost of the Escrow, and all other reasonable and
11 customary costs of sale to be paid by the Seller which are necessary and proper to conclude the Sale
12 that are customarily paid by a residential seller, leaving net proceeds (the “Net Proceeds”) to be
13 paid to the Trustee subject to distribution by further order(s) of the Court.

14 11. Pursuant to Section 363(f)(4), the Sale of the Property shall be free and clear of liens
15 asserted by Madrid Equipment Rental, Inc., a California corporation, including without limitation a
16 claim of lien recorded November 8, 2021 as Instrument No. 21-1665782 Official Records of the
17 County of Los Angeles, State of California by Madrid Equipment Rental, Inc. in the amount of
18 \$55,000.00 (the “MER Lien”).

19 12. Pursuant to the 2/9/23 Order and Section 363(f)(2), the Sale of the Property is free
20 and clear of liens, encumbrances and interests asserted by Schweitzer Law Partners, a California
21 Professional Corporation (“SLP”), Mr. Henrik Agasyan, an individual (“Henrik”) and Boyamian
22 Law, Inc., a California corporation (“BL”), as follows (collectively, together with the MER Lien,
23 the “Disputed Liens, Encumbrances and Interests”):

- 24 a. A Notice of Lis Pendens that was filed in Los Angeles Superior Court Case
25 NO. 19STFL15220 by Henrik Agasyan and recorded on January 29, 2020 in
26 Los Angeles County, State of California as document # 2020113758 (the
27 “1/29/20 NLP”);
28

- 1 b. A deed of trust to secure an indebtedness in the amount of \$120,000.00 dated
2 March 17, 2021, Trustor/Grantor: Henrik Agasyan, Trustee: Fidelity
3 National Title, a California Corporation, Beneficiary: Schweitzer Law
4 Partners, APC, Recording Date: May 10, 2021, Recording No: 20210742830
5 of the Official Records of the County of Los Angeles, State of California (the
6 “5/10/21 Deed of Trust”);
- 7 c. A deed of trust to secure an indebtedness in the amount of \$120,000.00 dated
8 January 12, 2022, Trustor/Grantor: Henrik Agasyan, Trustee: Fidelity
9 National Title, a California Corporation, Beneficiary: Schweitzer Law
10 Partners, APC, Recording Date: February 1, 2022, Recording No:
11 20220127984 of the Official Records of the County of Los Angeles, State of
12 California (the “2/1/22 Deed of Trust”);
- 13 d. An attorney’s lien to secure an indebtedness in the amount of \$100,000.00 in
14 which the claimant is Boyamian Law, Recording Date: March 14, 2022,
15 Recording No: 20222911469 of the Official Records of the County of Los
16 Angeles, State of California (the “3/14/22 Lien”);
- 17 e. A Notice of Lis Pendens that was filed in Los Angeles Superior Court Case
18 NO. 19STFL15220 by Henrik Agasyan and recorded on May 2, 2022 in Los
19 Angeles County, State of California as document # 20220475778 (the
20 “5/2/22 NLP”);
- 21 f. A deed of trust to secure an indebtedness in the amount of \$120,000.00 dated
22 June 29, 2022, Trustor/Grantor: Henrik Agasyan, Trustee: Fidelity National
23 Title, a California Corporation, Beneficiary: Schweitzer Law Partners, APC,
24 Recording Date: July 19, 2022, Recording No: 20220738256 of the Official
25 Records of the County of Los Angeles, State of California (the “6/29/22
26 Deed of Trust”);

27 the liens, encumbrances and interests asserted by SLP, Henrik or BL, including the 1/29/20 NLP,
28

1 the 5/10/21 Deed of Trust, the 2/1/22 Deed of Trust, the 3/14/22 Lien, the 5/2/22 NLP and the
2 6/29/22 Deed of Trust shall attach to the Net Proceeds pending adjudication of the validity, priority
3 and amount of same in a separate proceeding. The \$33,650 wildcard exemption of the Debtor
4 scheduled on December 10, 2022 shall also attach to the Net Proceeds subject to further order of
5 this Court.

6 13. Notwithstanding the foregoing paragraph concerning relief under Section 363(f)(2),
7 this order shall not constitute the Court's findings about the character of the ownership of the
8 Purchased Assets (i.e., separate property or community property), the propriety of liens asserted
9 thereon or of interests asserted therein, or of the parties' positions thereto.

10 14. Aziz is not related to the Debtor nor to the Trustee. Neither the Trustee nor Aziz
11 engaged in any conduct that would cause or permit the Sale to be invalidated or avoided under
12 Section 363(n). Accordingly, upon consummation of the Sale, Aziz is a buyer in "good faith"
13 within the meaning of Section 363(m) and as such is entitled to the protections afforded thereby.

14 15. The terms and conditions of the sale transaction as provided for in the Sale are fair
15 and reasonable; entry into the Sale on behalf of the Estate is a sound exercise of the Trustee's
16 reasonable business judgment; and the Sale is in the best interests of creditors, interest holders and
17 the Estate.

18 16. Based on the record in this case, the findings of fact and conclusions of law set forth
19 above and stated on the record pursuant to Bankruptcy Rules 9014 and 7052, and good cause
20 appearing therefor,

21 **IT IS HEREBY ADJUDGED AND ORDERED THAT:**

22 A. The Motion is granted;

23 B. The terms, conditions and transactions of the Sale are hereby approved to all
24 respects, and the Seller is hereby authorized under Section 363(f) and (m) to sell the Purchased
25 Assets to the Buyer on an "as is, where is" basis, without any warranties, either express or implied,
26 and without any contingencies, free and clear of liens, interests and encumbrances pursuant to
27 Section 363(f) and Fed. R. Bankr. P. 6004 for a period of 30 (thirty) days following the entry of this
28

1 Order;

2 C. The following sums shall be paid from the Gross Sales Proceeds at the close of the
3 Escrow:

4 1. All liens and encumbrances of record against the Property except for the Disputed
5 Liens, Encumbrances and Interests As commanded by the 2/9/23 Order, which are as follows:

6 a. Property taxes, which are a lien not yet due and payable, including any
7 assessments collected with taxes to be levied for the fiscal year 2023-2024;

8 b. Property taxes, including any personal property taxes and any assessments
9 collected with taxes, are as follows: Code Area: 02530, Tax Identification
10 No.: 2471-048-011, Fiscal Year: 2022-2023, 1st Installment: \$9,094.01
11 Delinquent + Penalty \$909.40, 2nd installment: \$9,094.01;

12 c. The lien of supplemental or escaped assessments of property taxes, if any,
13 made pursuant to the provisions of Chapter 3.5 (commencing with Section
14 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and
15 Taxation Code of the State of California as a result of the transfer of title to
16 the Debtor;

17 d. The deed of trust to secure an indebtedness in the amount of \$1,188,000.00,
18 dated: July 19, 2019, Trustor/Grantor: Silva Agasyan, A Married Woman As
19 Her Sole and Separate Property, Trustee: Lawyers Title Burbank,
20 Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely
21 as nominee for Parkside Lending LLC, Loan No.: LW1906001632,
22 Recording Date: July 25, 2019, Recording No.: 20190730010, of Official
23 Records of the County of Los Angeles, State of California; Assignment of
24 the beneficial interest under said deed of trust which names: Assignee:
25 Willington Savings Fund Society FSB as a Trustee for PSMC 2019-2 Trust,
26 Recording Date: July 1, 2022, Recording No.: 20220686731, of Official
27 Records;
28

1 e. The deed of trust to secure an indebtedness in the amount of \$400,000.00,
2 dated: September 5, 2019, Trustor/Grantor: Silva Agasyan and Henrik
3 Agasyan, Married to Each Other, Trustee: U.S. Bank Trust Company,
4 Beneficiary: U.S. Bank National Association, Loan No.: 0001722789;
5 Recording Date: October 4, 2019, Recording No: 20191054025, of Official
6 Records of the County of Los Angeles, State of California;

7 f. A lien for unsecured property taxes filed by the tax collector of the County of
8 Los Angeles, Fiscal Year: 2017-2018, Taxpayers Henrik Agasyan and Silva
9 Agasyan TRS, County ID No.: 18073-00012, Amount: \$530.10, Recording
10 Date: March 15, 2018, Recording No. 20180248998, of Official Records of
11 the County of Los Angeles, State of California;

12 g. A lien for unsecured property taxes filed by the tax collector of the County of
13 Los Angeles, Fiscal Year: 2017-2018, Taxpayers Henrik Agasyan and Silva
14 Agasyan TRS, County ID No.: 18073-00013, Amount: \$1,184.64, Recording
15 Date: March 15, 2018, Recording No. 20180248999, of Official Records of
16 the County of Los Angeles, State of California;

17 2. The Broker Commissions; and

18 3. Applicable per diems, pro-rations, additional interest, transfer taxes or fees,
19 recording fees, title insurance premiums, closing costs, half of the cost of the Escrow, and all other
20 reasonable and customary costs of sale to be paid by the Seller which are necessary and proper to
21 conclude the Sale that are customarily paid by a residential seller;

22 D. The Trustee is hereby authorized to (1) perform under, consummate and implement
23 the Sale, (2) execute all additional instruments and documents that may be reasonably necessary or
24 desirable to implement the Sale, (3) take all further actions as may be necessary or appropriate for
25 the purpose of assigning, transferring, granting or conveying the Purchased Assets as contemplated
26 by the Sale, and (4) take such other and further steps as are contemplated by the Sale or reasonably
27 required to fulfill the Trustee's obligations under the Sale, all without further order of this Court;

28

1 E. This Court shall and hereby does retain jurisdiction to (1) enforce and implement the
2 terms and provisions of the Sale, all amendments thereto, any waivers and consents thereunder, and
3 any other supplemental documents or agreements executed in connection therewith, (2) compel
4 delivery and payment of the consideration provided for under the Sale, (3) resolve any disputes,
5 controversies or claims arising out of or relating to the Sale, and (4) interpret, implement, and
6 enforce the provisions of this Order;

7 F. Notwithstanding Fed. R. Bankr. P. 6004(h), this Order shall be effective
8 immediately;

9 G. Pursuant to Section 363(m), Aziz is deemed a good faith purchaser, and absent a
10 stay of this Order pending appeal, the reversal or modification on appeal of this Order, or any
11 provision thereof, shall not affect the validity of the Sale transaction approved hereby which is
12 consummated prior to such stay, reversal or modification on appeal.

13 ###
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23 Date: March 20, 2023



Neil W. Bason
United States Bankruptcy Judge

Exhibit 1

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 7, 2023

Hearing Room 1545

11:00 AM

2:22-16660 Silva Agasyan

Chapter 7

**#2.00 Hrg re: Trustee's Motion to Sell Property of the
Estate Free and Clear of Liens Under Section 363(f)**

Docket 51

Tentative Ruling:

Appearances required. Conditionally grant the motion subject to (i) any overbids at the hearing, (ii) the terms and conditions set forth in this Court's Order authorizing the Trustee's application to employ real estate broker (dkt. 49), (iii) the conditions set forth in U.S. Bank's and Cenlar's non-oppositions (dkt. 59, 70), (iv) the Trustee filing and serving a declaration with an estimated closing statement as set forth below, (v) the Trustee filing a "good faith" declaration under 11 U.S.C. 363(m) as set forth below, and (vi) resolution of any dispute regarding distributions to Boyamian Law, Inc. ("Boyamian"), as set forth below.

Proposed order(s): Unless otherwise ordered, the Trustee is directed to lodge proposed order(s) on the foregoing matter(s) via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling.

Key documents reviewed (in addition to motion papers): Order authorizing the Trustee's application to employ real estate broker (dkt. 49), U.S. Bank's non-opposition (dkt. 59), Limited response of Boyamian Law, Inc. (dkt. 66 & 67), Trustee's reply (dkt. 69), Cenlar's conditional non-opposition (dkt. 70)

Analysis: The tentative ruling is to grant the sale motion and conditionally authorize a sale free and clear (11 U.S.C. 363(b) & (f)(2)&(4)), subject to overbids.

(a) Updated closing statement and preliminary title report

The Trustee states that "Glen Oaks Escrow has declined to provide the Trustee with updated escrow document or an updated preliminary title report for the Sale and instead is waiting to see if the Motion is granted." Motion

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 7, 2023

Hearing Room 1545

11:00 AM

CONT... Silva Agasyan

Chapter 7

(dkt. 51) p. 2:16-18. The tentative ruling is that, prior to lodging a proposed order, the Trustee must file and serve on all lienholders revealed in the updated preliminary title report a declaration with the updated estimated closing statement and the updated title report attached.

In addition, the tentative ruling is that all lienholders must be served via overnight mail or delivery or (if they consent) via email, and they will have a period of three calendar days after receipt of such notice to file and serve on the Trustee any objection to the proposed dollar amounts listed in the escrow statement. Nothing in the immediately preceding sentence is intended to preclude the Trustee, prior to expiration of that three day period, from lodging a stipulated order, or an order that otherwise protects the rights of lienholders (e.g., by holding the net proceeds available for *all* lienholders in a disputed claims reserve until precise dollar amounts of *each* lien can be determined).

(b) "Good faith" finding

The tentative ruling is to conditionally grant the request for a "good faith" finding (11 U.S.C. 363(m)) subject to Mourad Aziz and Maha Maksemous, if they are the successful bidders at the hearing and, alternatively, the successful bidder or backup bidder, filing declaration(s) providing sufficient evidence of such good faith (see the posted Procedures of Judge Bason, available at www.cacb.uscourts.gov). The tentative ruling is that any such declarations must be filed before the Trustee lodges any proposed order including a "good faith" finding.

(c) Limited response of Boyamian

Lienholder Boyamian has filed a limited response (dkt. 66) requesting that, "[t]o the extent there is no dispute concerning the validity and amount of [its] FLARPL [*i.e.*, its lien listed at item 18 on the preliminary title report attached to the Motion], [Boyamian's] secured claim should be paid in full upon the consummation of a sale of the Property." Boyamian Resp. (dkt. 66) p. 2:4-6. The tentative ruling is that it is too late for Boyamian to withdraw its consent.

The reasons why it appears to be too late are as follows. Boyamian's consent was reflected in a filed declaration of the Trustee (dkt. 48, p. 2:1-4) that was served on Boyamian (*id.*, at PDF p. 4). In reliance on that consent this Court issued its order providing for a sale under 11 U.S.C. 363(f)(2), within its order authorizing the terms of employment of the Trustee's real

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 7, 2023

Hearing Room 1545

11:00 AM

CONT...

Silva Agasyan

Chapter 7

estate broker (see Order, dkt. 49, p. 3:2-7, reproduced as Ex. 3 to Motion, dkt. 51, at PDF pp. 19 *et seq.*). In addition, in reliance on Boyamian's consent the Trustee has noticed the Motion. In these circumstances, the tentative ruling is that Boyamian has waived and forfeited any argument that it should be paid out of escrow.

Of course, all rights are reserved for Boyamian and the Trustee to litigate (or otherwise resolve) any disputes about whatever it should be paid out of any disputed claims reserve. In addition, if the Trustee has no good reason, after completing his due diligence, to withhold funds that would otherwise go to Boyamian, then presumably such funds should be paid to Boyamian either out of escrow or soon thereafter. But the tentative ruling is that those issues are not properly before this Court at this time because of Boyamian's consent.

(d) Waiver of 14-day stay

The tentative ruling is to grant the request to waive the 14-day stay provided by Rule 6004(h) (Fed. R. Bankr. P.).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Party Information

Debtor(s):

Silva Agasyan

Represented By
Stella A Havkin

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

Exhibit 2



Glen Oaks Escrow

6100 San Fernando Road
Glendale, CA 91201
(818) 502-0400

Seller's Estimated Closing Statement

Property	3506 Haven Way Burbank, CA 91504	Escrow Officer	Nazeli Grigorian	Prepared	03/13/2023
Escrow #	110-183151-NG	Seller	John J. Menchaca, Trustee of Estate of Silva Agasyan	Closing	03/17/2023
Title #	00364856-994-VNO-1AW			Disbursement Date	03/17/2023
				Title by	
				Fidelity National Title Company	

	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$2,650,000.00
Prorations/Adjustments		
County Taxes (\$9,094.01) 03/17/2023 to 07/01/2023		\$5,254.32
Payoffs/Payments		
Payoff to Cenlar	\$1,165,450.49	
Principal : \$1,121,065.70		
Interest through 3/17/2023: \$18,801.12		
Statement Fee: \$120.00		
Recording Fee: \$190.00		
Escrow Overdraft: \$25,273.67		
Payoff to US Bank - HELOC	\$416,309.35	
Principal : \$413,163.71		
Interest through 3/17/2023: \$3,145.64		
Government Recording and Transfer Charges		
Documentary Transfer Tax (County Deed Taxes) to Los Angeles County Recording Office	\$2,915.00	
Reconveyances to Los Angeles County Recording Office	\$500.00	
Commissions		
Listing Agent Commission to Rockwell Properties	\$79,500.00	
Selling Agent Commission to California Prime Realty	\$79,500.00	
Title Charges		
Owner's Title Insurance to Fidelity National Title Company	\$4,180.00	
Sub Escrow Fee to Fidelity National Title Company	\$125.00	
Wire Fee to Fidelity National Title Company	\$30.00	
Escrow Charges		
Escrow Processing Fee/Doc Prep Fee to Glen Oaks Escrow	\$190.00	
Settlement or Closing Fee to Glen Oaks Escrow	\$6,277.50	
Miscellaneous Charges		
Natural Hazard Disclosure Report to MyNHD, Inc.	\$94.95	
Notary Fee paid by GOE to Levon Petrosyan	\$125.00	
Release of Lien to LA County Registrar-Recorder	\$40.00	
Property Taxes - 1st Installment plus penalty 22/23	\$10,003.41	
Property Taxes - nd Installment 22/23	\$9,094.01	

	Debit	Credit
Subtotals	\$1,774,334.71	\$2,655,254.32
Due to Seller	\$880,919.61	
Totals	\$2,655,254.32	\$2,655,254.32